

## CHAPTER V

### LAND PLANNING STANDARDS

This chapter will describe the general objectives of urban organization and specific principles for the location and development of the different types of land uses. It will deal in ideals. It will, in fact, portray what might be called "the ideal city". There is, of course, no such city in existence anywhere. But, the principles of beauty and efficiency which will be presented herewith would almost have to be incorporated in such a Utopia if one were planned and developed from scratch. But even older cities can profit by utilizing these principles as guidelines for development. Civic leaders are confronted with development decisions each day. If these decisions and the resulting investments are made in the light of good land planning principles the city in question is just that much closer to the ideal. Specific principles are not given below for a city's traffic circulation system since the elements of such a system have already been explained in Chapter III.

#### General Objectives

- A. To foster a democratic, free society where the dignity and worth of each individual is recognized and each citizen is encouraged to participate in civic affairs to the full extent of his interest and ability.
- B. To provide a maximum of opportunity and a minimum of necessity for social contacts plus a wide range of choices with regard to jobs, housing, recreation, and so forth.
- C. To strive for beauty as well as efficiency and to safeguard the city's unique symbols and institutions whether natural or man-made.
- D. To reflect consideration for human scale and pedestrian safety in all residential, commercial and public areas.